



Building Act 1984

1984 CHAPTER 55

An Act to consolidate certain enactments concerning building and buildings and related matters. [31st October 1984]

Be it enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

Modifications etc. (not altering text)

- C1** Act extended by [Gas Act 1986](#) (c. 44, SIF 44:2), s. 67(1)(3), Sch. 7 para. 2(1)(xlvii), **Sch. 8 para. 33**
- C2** Act extended by [Water Act 1989](#) (c. 15, SIF 130), ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 163, 189(4)–(10), 190, 193(1), Sch. 25 para. 1(2)(xxxi), Sch. 26 paras. 3(1)(2), 17, 40(4), 57(6), **58** and by [Electricity Act 1989](#) (c. 29, SIF 44:1), s. 112(1)(3), Sch. 16 para. 1(xxxix), **Sch. 17 para. 33**
- C3** Act extended (1.3.1996) by 1995 c. 45, s. 16(1), **Sch. 4 para. 2(1)(xxv)**; S.I. 1996/218, **art. 2**
- C4** Act: powers transferred (1.7.1999) except in relation to specified provisions by S.I. 1999/672, art. 2, Sch. 1
- C5** Act modified (3.5.2007) by [National Assembly for Wales Commission \(Crown Status\) Order 2007](#) (S.I. 2007/1118), **art. 3**
- C6** Act modified (E.) (6.4.2010) by [The Portsmouth Port Health Authority Order 2010](#) (S.I. 2010/1217), arts. 1(1), 4, **Sch.**
- C7** Act: functions transferred (31.12.2011) by [Welsh Ministers \(Transfer of Functions\) \(No.2\) Order 2009](#) (S.I. 2009/3019), **arts. 2(a)**, 5 (with arts. 3, 4)
- C8** Act: functions transferred (1.4.2018) by [Wales Act 2017](#) (c. 4), **ss. 54(1)(2)**, 71(4) (with Sch. 7 paras. 1, 6); S.I. 2017/1179, reg. 3(l)
- C9** Act excluded (1.9.2022) by [Building Safety Act 2022](#) (c. 30), **ss. 129(5)**, 170(5); S.I. 2022/927, reg. 2

Changes to legislation:

There are outstanding changes not yet made by the legislation.gov.uk editorial team to Building Act 1984. Any changes that have already been made by the team appear in the content and are referenced with annotations.

[View outstanding changes](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 1(1A)(d) inserted by [2015 c. 7 s. 37\(2\)](#)
- s. 44(11) inserted by [2004 c. 22 s. 3\(8\)](#)
- s. 79A inserted by [2023 asc 3 Sch. 13 para. 65](#)
- s. 91B inserted by [2022 c. 30 Sch. 5 para. 56](#)
- s. 95(5) inserted by [2022 c. 30 s. 60\(2\)](#)
- s. 105C inserted by [2022 c. 30 s. 58](#)
- s. 116(3)-(6) inserted by [2022 c. 30 s. 45\(2\)\(d\)](#)
- s. 117(A1)(A2) inserted by [2022 c. 30 s. 45\(3\)\(b\)](#)
- s. 118(1A) inserted by [2022 c. 30 s. 45\(4\)\(b\)](#)
- s. 131A inserted by [2022 c. 30 s. 59](#)
- s. 131B inserted by [2022 c. 30 s. 60\(3\)](#)
- Sch. 1 para. 7A inserted by [2015 c. 7 s. 37\(4\)](#)